



#### DESCRIPTION

An opportunity has arisen to take a new lease on this modern, high specification office suite within this prominent office building in central Douglas, with views of North Quay. The suites comprises of open plan space, three part glazed offices/meeting rooms and a comms room - (partitions are removable if required). The suite has been redecorated (repainted/re-carpeted) and also benefits from air conditioning, gas central heating, floor boxes wired for CAT 5 data and power, a private fitted kitchen and separate ladies and gents WCs. The building has recently had UPVC doubled glazing installed and there is a passenger lift to all floors.

#### LOCATION

The property is located on Ridgeway Street, opposite the Wi-Manx Data Centre premises in Douglas town centre. Nearby occupiers include Simcocks Advocates, Quinn Legal Advocates, Savage and Chadwick Architects and Douglas Town Hall.

#### ACCOMMODATION

##### **First Floor – approx 1,450 sq ft comprising;**

Open plan office, three offices, comms room, kitchen, separate ladies and gents WCs.

#### LEASE TERM

A new lease is being sought on flexible lease terms.

#### REPAIRING OBLIGATIONS

Effective full repairing and insuring obligations via a service charge. Tenant to pay rates and a proportion of building insurance.

#### SERVICES

All mains services installed.

#### Internal Photographs Over/...

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

## SECURITY DEPOSIT/ GUARANTOR

A three month security deposit will be required equivalent to one quarter's rent returnable on satisfactory expiry of the lease. A Guarantor will be required in the event that the lease is taken in the name of a Limited Company.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



Entrance Lobby



Office Suite



Views of North Quay



Office Suite